




To the Honorable Council  
City of Norfolk, Virginia

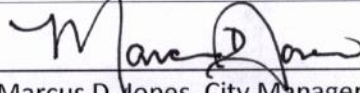
May 10, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: Amend *plaNorfolk2030*, text amendment to create PD-R Pinewell Station and a change of zoning from C-2 (Corridor Commercial) and OSP (Open Space Preservation) districts to PD-R Pinewell Station (Pinewell Station Residential Planned Development) district at 600 and 719 East Ocean View Avenue – Pinewell Station

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 5/6

Approved:   
Marcus D. Jones, City Manager

Item Number: **PH-2**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of 6 to 0, the Planning Commission recommends **Approval** of the requests.
- III. **Request:** Amend *plaNorfolk2030*, text amendment to create Pinewell Station Residential Planned Development district, and change of zoning for a multi-family development.
- IV. **Applicant:** Pinewell Station
- V. **Description:**
  - The applicant proposes to create the Pinewell Station Residential Planned Development (PD-R Pinewell Station). At the request of the applicant, this matter was continued by Council on March 22, 2016 to May 10, 2016.
  - The text proposes:
    - 145 dwelling units
    - Height
      - Five-stories, 75 feet, for the residential structures
      - Two-stories, 35 feet, for the rental office building
    - Setbacks
      - Ten feet along E. Ocean View Avenue, Norfolk Avenue and all yards located behind structures.
      - Thirty feet between buildings
    - The design of the entire project will be reviewed through the Design Review process
    - The rental office building, with a fitness room, will be complete prior to the issuance of a Certificate of Occupancy for the residential units
    - At least 1.9 parking spaces per unit shall be provided

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated February 25, 2016 with attachments
- Proponents and Opponents

- Ordinance

**Planning Commission Public Hearing: February 25, 2016**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Susan Pollock Hart, CFM

Staff Report	Item No. 1	
Address	600 and 719 East Ocean View Avenue	
Applicant	Pinewell Station	
Requests	<p>a. Amendment to the City's Future Land Use Map within the general plan, <i>plaNorfolk2030</i>, from Open Space/Recreation and Commercial to Multifamily.</p> <p>b. Text amendment to the City's <i>Zoning Ordinance</i> to create PD-R Pinewell Station (Pinewell Station Residential Planned Development) district.</p> <p>c. Change of zoning from C-2 (Corridor Commercial) and OSP (Open Space Preservation) districts to PD-R Pinewell Station (Pinewell Station Residential Planned Development) district</p>	
Property Owners	City of Norfolk	
Site Characteristics	Site area/Number of units	5.7 acre/145 residential units
	Future Land Use Map	Open Space/Recreation and Commercial
	Zoning	C-2 (Corridor Commercial) and OSP (Open Space Preservation)
	Neighborhood	Pinewell
	Character District	Suburban
Surrounding Area	North	OSP: Public beach
	East	C-2: 7-Eleven
	South	OSP: Ocean View Golf Course
	West	R-12 (Medium Density Multi-Family): Vacant, Multi-Family





## A. Summary of Request

Granting this request would allow this 5.7 acre site to be developed with 145 residential units.

## B. Plan Consistency

### *Plan Amendment*

- *plaNorfolk2030* designates this site as open space/recreation and commercial, making the proposed use inconsistent with *plaNorfolk2030*.
  - An amendment to multi-family is necessary for the proposed use to be consistent with *plaNorfolk2030*.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the multi-family land use category as a location for townhome, apartment, or condominium complexes with designated parking areas and common open space.
  - It recommends supporting amendments to multi-family where the site is located within close proximity to an arterial road or transit corridor, where the site is already developed with multi-family or adjacent to higher intensity development, and where the site can accommodate the required open space, parking, buffering, and stormwater facilities.
  - It further recommends ensuring that new multi-family housing is designed to meet development criteria including building height, placement, and massing that is consistent with surrounding development, and appropriately sized and located open space, parking, landscaping, buffers, access points, and sidewalks.
- The Identifying Land Use Strategies chapter also calls for the city to not support any proposed increase in intensity of uses located in incompatible noise and accident potential zones.
  - The western portion of this property is located in the “APZ2” accident potential zone and the “65-70 DNL” noise zone, where residential uses are considered incompatible.
- The site meets the criteria set forth in *plaNorfolk2030* for new multi-family development by being located along an arterial roadway and by being adjacent to other multi-family developments.
- By limiting the use of the portion of the site designated APZ2 and 65-70 DNL to surface parking and a small rental office, the proposed development also meets the *plaNorfolk2030* goal of keeping incompatible uses out of the Chambers Field accident potential and noise zones.

## C. Zoning Analysis

### a. Text amendment

- The applicant is proposing to create the Pinewell Station Residential Planned Development (PD-R Pinewell Station).
- The text proposes:
  - 145 dwelling units
  - Height
    - Five-stories, 75 feet, for the residential structures
    - Two-stories, 35 feet, for the rental office building
  - Setbacks

- Ten feet along E. Ocean View Avenue, Norfolk Avenue and all yards located behind structures.
- Five feet side yards
- Thirty feet between buildings.
- The design of the entire project will be reviewed through the Design Review process.
- The rental office building, with a fitness room, will be complete prior to the issuance of a Certificate of Occupancy for the residential units.
- At least 1.9 parking spaces per unit shall be provided.

**b. Change of Zoning**

- The site consist of two parcels, both owned by the City:
  - One parcel is located on the southeast corner of E. Ocean View Avenue and Norfolk Avenue and is currently developed with the Ocean View Community Center.
    - The western portion of this site is located in the Accident Potential Zone 2 as identified on the Joint Land Use Study/Air Installation Compatibility Zone map which limits the type of uses based on compatibility the proximity to the Chambers Field runways.
    - Although residential was originally proposed, the development proposal was modified to only include a parking and a small rental office building on the western portion of this parcel.
    - This parcel is currently zoned OSP.
  - The second parcel, which is currently vacant, abuts the first parcel to the east and is zoned C-2 (Corridor Commercial).
- The applicant proposes to rezone both parcels to Pinewell Station Residential Planned Development.

**i. Parking**

- The site is located in the Suburban Character District which requires 1.75 parking spaces per unit.
- The applicant proposes 1.9 parking spaces per unit.

**ii. Flood Zone**

- The properties are in the X Flood Zone, which is a low risk flood zones.

**D. Transportation Impacts**

- Institute of Transportation Engineers figures estimate that proposed construction of 145 apartment units on this site will generate 964 new vehicle trips per day.
- Neither Ocean View Avenue nor Chesapeake Boulevard near the site are identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit service with Hampton Roads Transit bus routes 1 (Granby) and 3 (Chesapeake) operating near the site.



- Ocean View Avenue adjacent to the site is an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

**E. Historic Resources Impacts**

No buildings on the site are currently, or would be eligible, for listing on the local, state or federal historic districts.

**F. Public Schools Impacts**

- School attendance zones include Oceanair Elementary School (118% utilization), Northside Middle School (71% utilization) and Granby High School (110% utilization).
- Approximately 14.5 school aged children could be generated by the proposed development (0.10 school aged children per unit).
- Even with the higher utilization rates at Oceanair Elementary School and Granby High School, there is sufficient capacity at these schools and within the Norfolk Public School system to absorb the low number of potential additional students.
- No significant school impacts are anticipated.

**G. Impact on the Environment**

- The new residential development will be reviewed and approved through the Site Plan Review process, which will ensure compliance with all standards set forth in the *Zoning Ordinance* including landscape buffer areas and stormwater impacts.

**H. Impact on Surrounding Area/Site**

The construction of a multi-family development in accordance with the attached/proffered site plan and in compliance with the development standards set forth in *plaNorfolk2030* should not have a negative impact on the surrounding area.

**I. Payment of Taxes**

The owners of the properties are current on all real estate taxes.

**J. Civic League**

- Notice was sent to the Greater Pinewell, Cottage Line, and Bayview Civic Leagues on January 13, 2016.
- A letter of support was received from the Cottage Line Civic League.

**K. Communication Outreach/Notification**

- Legal notice was posted on the property on January 19.
- Letters were mailed to all property owners within 300 feet of the property on February 11.
- Legal notification was placed in *The Virginian-Pilot* on February 11 and February 18.

#### **L. Recommendation**

- Staff recommends that the plan amendment and text amendment and rezoning requests be **approved**.
- The western portion of the site is developed with the Ocean View Community Center building which is obsolete – the Center is relocating to a newer building to the east.
- To redevelop the site this building must be demolished.
- As a result of being located in an Accident Potential Zone, the site's redevelopment is limited.
- The use of that portion of the site for a small rental office with parking for the larger development is an efficient use of the entire property.

#### **Attachments**

Location map

Zoning map

Future Land Use map

Application

Notice to the Greater Pinewell, Cottage Line and Bayview Civic Leagues.

E-mail of support from the Cottage Line Civic League

Resolution of opposition from the Greater Pinewell Civic League

E-mails of opposition from residents

## **Proponents and Opponents**

### **Proponents**

Mel Price  
208 E. Plume Street  
Norfolk, VA 23510

Cate McCoy  
2032 E. Ocean View Avenue  
Norfolk, VA 23503

Kenneth Paulson  
2071 E. Ocean View Avenue  
Norfolk, VA 23503

### **Opponents**

Sandra Winfrey  
9621 Chesapeake Boulevard  
Norfolk, VA 23503

Robert Eure  
9411 Wells Parkway  
Norfolk, VA 23503

Howard Gordon  
999 Waterside Drive  
Norfolk, VA 23510

Thomas G. Calgorides  
9531 Wells Parkway  
Norfolk, VA 23503

John Wood  
9640 Hammett Parkway  
Norfolk, VA 23503

Pam Cannady  
400 Batttersea Road  
Norfolk, VA 23503

Susan Molloy  
9411 Wells Parkway  
Norfolk, VA 23503

JoAnne Kehr  
9507 Hammett Parkway  
Norfolk, VA 23503



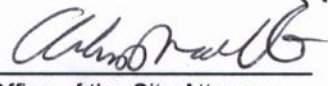
David and Husbands  
9704 Ship Watch Road  
Norfolk, VA 23503

Sandra Cherry  
9636 Hammett Parkway  
Norfolk, VA 23503

William Sharek  
822 E. Ocean View Avenue  
Norfolk, VA 23503

Form and Correctness Approved: 

Contents Approved: 

By   
Office of the City Attorney

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

PH-2 AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE CITY'S FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 600 AND 719 EAST OCEAN VIEW AVENUE FROM OPEN SPACE/RECREATION AND COMMERCIAL TO MULTIFAMILY.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in the City's general plan, planNorfolk2030, for the properties located at 600 and 719 East Ocean View Avenue are hereby changed from Open Space/Recreation and Commercial to Multifamily. The properties which are the subject of this change in land use designation are more fully described as follow:

Properties fronting 800 feet, more or less, along the southern line of East Ocean View Avenue and 263 feet, more or less, along the eastern line of Norfolk Avenue; premises numbered 600 and 719 East Ocean View Avenue.

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: *JAP*

By *Alfred N. G.*  
Office of the City Attorney

Contents Approved: *af*

By *Se*  
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

*PH-2A*  
AN ORDINANCE TO REZONE PROPERTY LOCATED AT 600 AND 719 EAST OCEAN VIEW AVENUE FROM C-2 (CORRIDOR COMMERCIAL) AND OSP (OPEN SPACE PRESERVATION) DISTRICTS TO PD-R PINEWELL STATION (PINEWELL STATION RESIDENTIAL PLANNED DEVELOPMENT) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 600 and 719 East Ocean View Avenue is hereby rezoned from C-2 (Corridor Commercial) and OSP (Open Space Preservation) Districts to PD-R Pinewell Station (Pinewell Station Residential Planned Development) District. The properties which are the subject of this rezoning are more fully described as follows:

Properties fronting 800 feet, more or less, along the southern line of East Ocean View Avenue and 263 feet, more or less, along the eastern line of Norfolk Avenue; premises numbered 600 and 719 East Ocean View Avenue.

Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

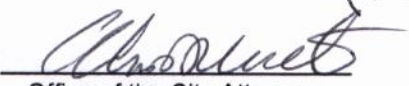
Section 3:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 4:- That this ordinance shall be in effect from the date of its adoption.



Form and Correctness Approved: 

Contents Approved: 

By   
Office of the City Attorney

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

PH-2B AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CREATE THE PINEWELL STATION RESIDENTIAL PLANNED DEVELOPMENT (PD-R PINEWELL STATION) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Chapter 27 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) is hereby amended and reordained by adding thereto a new enumerated section, including subsections, entitled "Pinewell Station Residential Planned Development (PD-R Pinewell Station)" and containing text and a table as set forth in "Exhibit A," attached hereto.

Section 2:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)

## EXHIBIT A

### 27-40 Pinewell Station Residential Planned Development (PD-R Pinewell Station)

- 27-40.1 *Purpose statement.* The Pinewell Station Planned Development District is intended to permit the construction of 145 residential dwelling units and related onsite amenities and resident-oriented services. The district consists of approximately 5.8 acres of land.
- 27-40.2 *Permitted uses.* Land uses permitted in the district shall be permitted by right or by special exception as specified in Table 27-40-A, "Table of Land Uses," and shall be restricted to the uses listed therein. Accessory uses shall be as permitted in chapter 13.
- 27-40.3 *Development standards.*
- (a) *Maximum density.* Not more than 145 total dwelling units shall be constructed within the district.
  - (b) *Location of buildings.* The general site layout of the buildings shall be substantially consistent with the exhibit titled "The Pinewell Station - Site Plan" dated January 5, 2016, and placed on file with the Department of Planning ("the Development Plan"), subject to such reasonable modifications as may be required by the city during the site plan review or building permit plan review processes.
  - (c) *Maximum building height.* The maximum height of buildings shall be limited as follows:
    - (1) For the multifamily buildings identified as buildings A, B, and C on the Development Plan: 75 ft.
    - (2) For the leasing office amenity building identified as building D on the Development Plan: 35 ft.
  - (d) *Yard requirements.* The following yards shall be required for each of the following areas within the district:
    - (1) Along all district boundaries, including East Ocean View Avenue and Norfolk Avenue: Ten (10) ft.
    - (2) Distance between buildings: 30 ft.
  - (e) *Design of buildings.*
    - (1) *Residential buildings.* Prior to the issuance of any building permit, the exterior elevations, the exterior design, elevations, materials and fenestration for each building constructed in the

district must be reviewed and approved in accordance with the city's design review process in order to determine that they are consistent with the design guidelines titled "Architectural Design" developed for this district and placed on file with the Department of Planning ("the District Design Guidelines").

(2) *Amenities.* The layout, design, exterior elevations, and materials of buildings and structures related to recreational amenities must be reviewed and approved in accordance with the city's design review process in order to determine that each is consistent with the location and massing depicted in the Development Plan and the District Design Guidelines.

(3) *Materials.* The materials that can be used for building exteriors are limited to stucco, wood clapboard, brick, cementitious siding, composite materials or pressure-treated wood for all trim, and composite materials for all railings.

(f) *Amenity required.*

(1) *Leasing office and fitness room.* A stand-alone leasing office, with fitness room, shall be constructed as an amenity to the residential units in the district.

(2) *Multifamily Buildings.* The construction of the amenity building shall be complete prior to the issuance of a certificate of occupancy for any of the residential buildings related thereto.

(g) *Usable open space.* Not less than 25% of the total lot area of parcels within the district shall be usable open space.

27-40.4 *Parking requirements.* A minimum of 1.9 parking spaces shall be provided for each dwelling unit.

27-40.5 *Signs.* Signs in this district shall comply with the regulations set forth in Chapter 16 of this ordinance and this district shall be treated as a residential district for application of the sign regulations.

27-40.6 *Landscaping.* All landscaping and buffer yards shall comply with the regulations set forth in Chapter 17 of this ordinance and this district shall be treated as a residential district for application of the landscaping regulations.

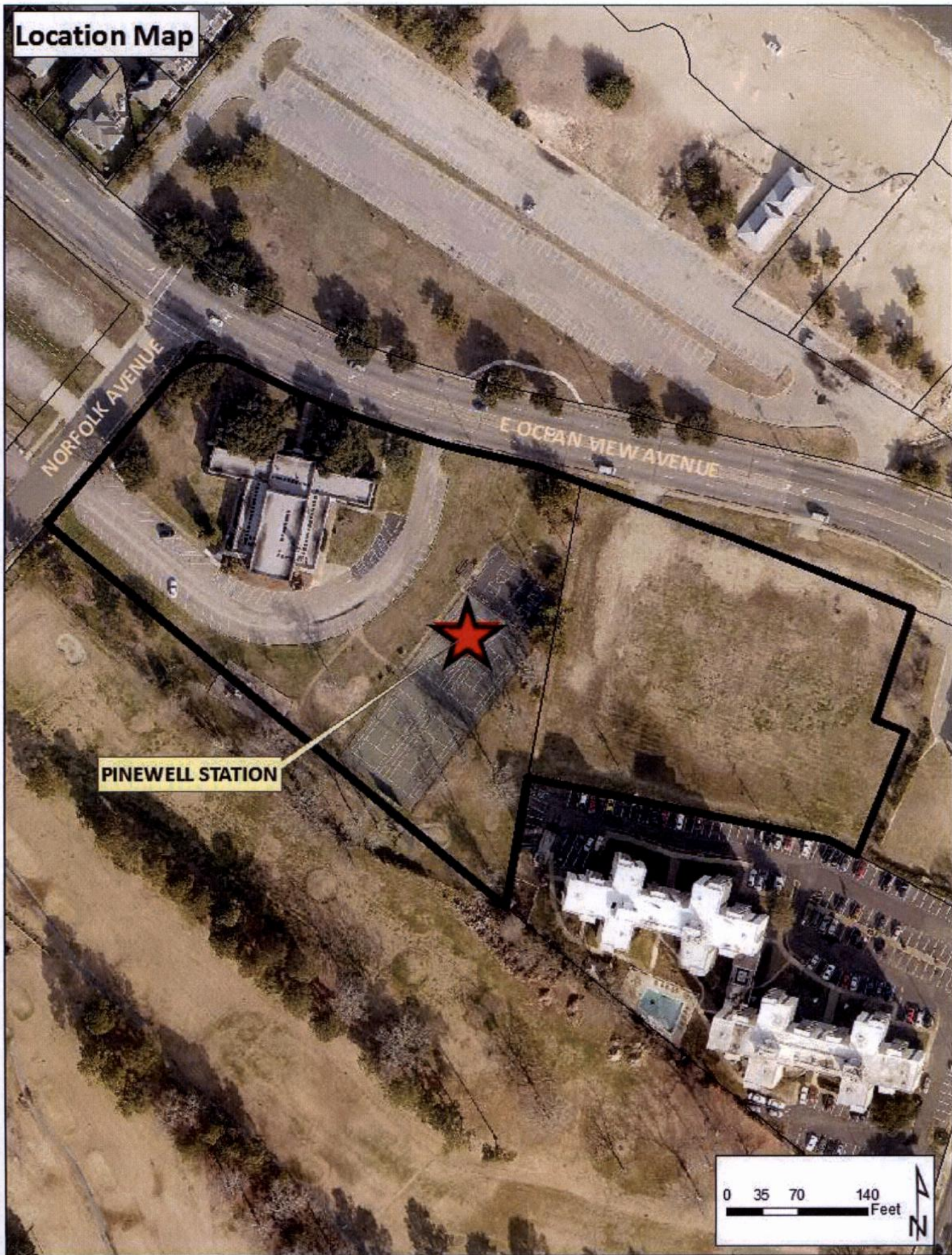


**PD-R – PINEWELL STATION**  
**TABLE 27-40-A – TABLE OF LAND USES**

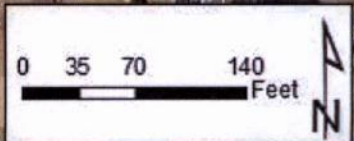
LAND USES  P = Permitted Use S = Special Exception Use	DISTRICT	COMMENTS
	PD-R Pinewell Station	
<b><i>RESIDENTIAL USES</i></b>		
Multi-Family (3–6 units)	P	
Multi-Family (7 or more units)	P	
<b><i>PUBLIC AND CIVIC USES (Sites &lt; 1 Acre)</i></b>		
Governmental Operations (non-industrial)	P	
Utility Facility	P	



**Location Map**

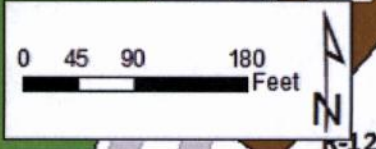
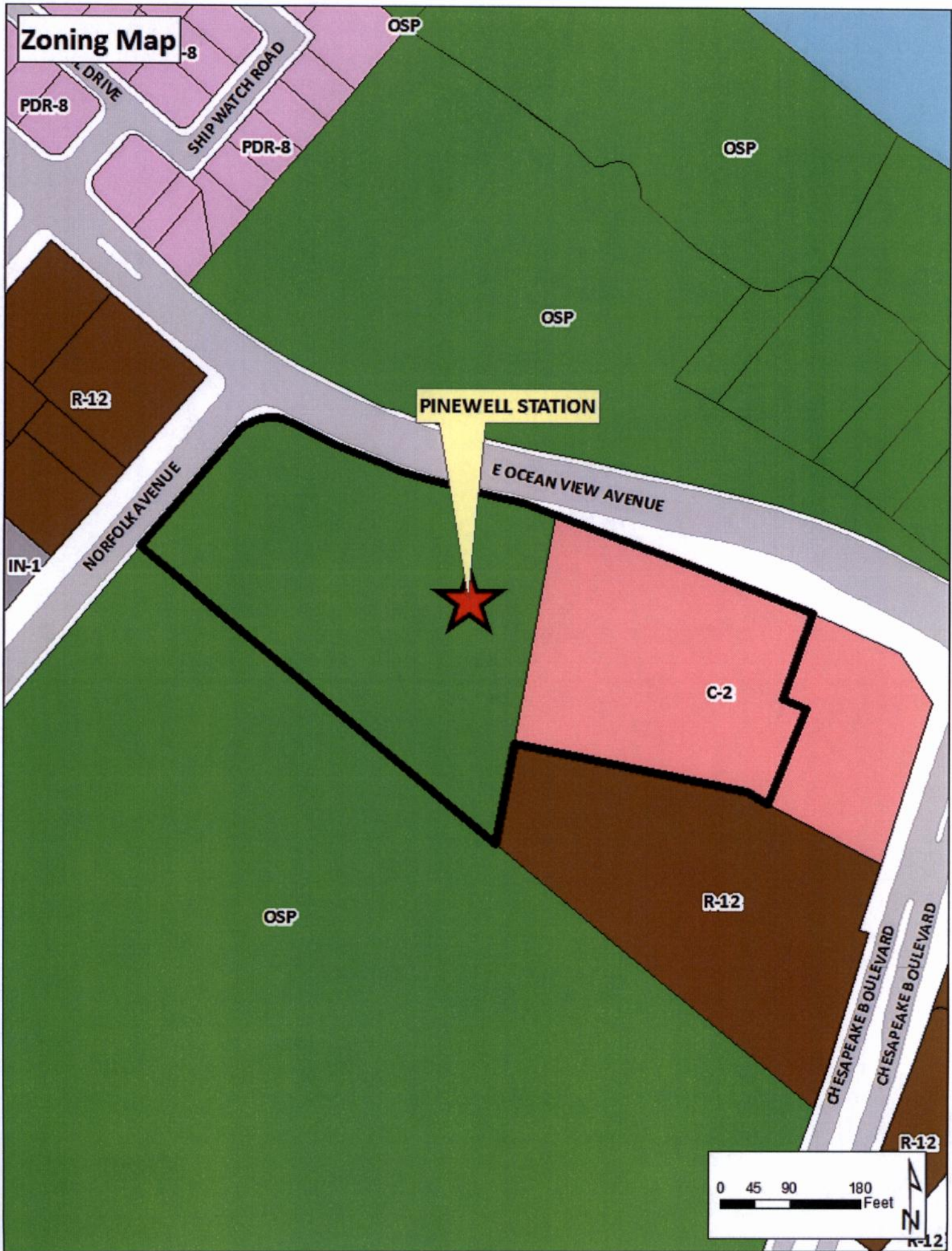


**PINEWELL STATION**



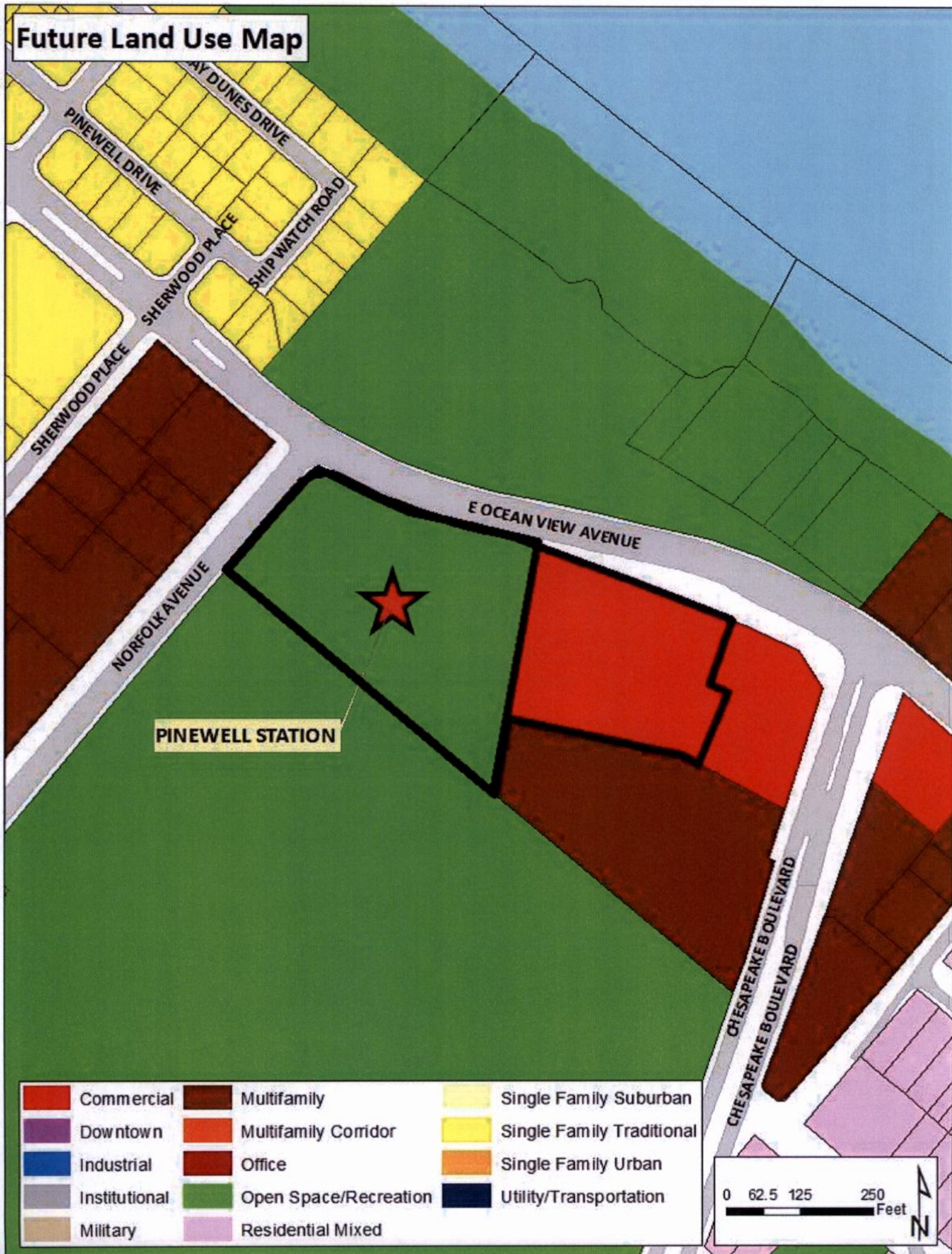


# Zoning Map





# Future Land Use Map







## APPLICATION CHANGE OF ZONING

Date of application: 03/09/15

### Change of Zoning

From: C2 & OSP Zoning To: Planned Dev. Zoning  
*Pinewell Station*

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 719 + 600 (Street Name) E. Ocean View Ave.

Existing Use of Property: Vacant

Current Building Square Footage N/A

Proposed Use Mixed Use - Multifamily Residential and Commercial

Proposed Building Square Footage

Trade Name of Business (If applicable) Pinewell Station

### APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Ocean View Properties, Inc.

1. Name of applicant: (Last) Zirpoli and Perrine (First) Robert and Harrison (MI) ☐

Mailing address of applicant (Street/P.O. Box):

(City) Norfolk (State) VA (Zip Code)

Daytime telephone number of applicant (757) 286-8377 & 961-6336 Fax (☐)

E-mail address of applicant: rzirpoli@erols.com & hp@perrineco.com

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application  
Rezoning  
Page 2**

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Work Program Architects

2. Name of applicant: (Last)  (First)  (MI)

Mailing address of applicant (Street/P.O. Box):

(City)  (State)  (Zip Code)

Daytime telephone number of applicant ()  Fax ()

E-mail address of applicant:

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner:

Mailing address of property owner (Street/P.O. box):

(City)  (State)  (Zip Code)

Daytime telephone number of owner ()  email:

**CIVIC LEAGUE INFORMATION**

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



**CERTIFICATION:**

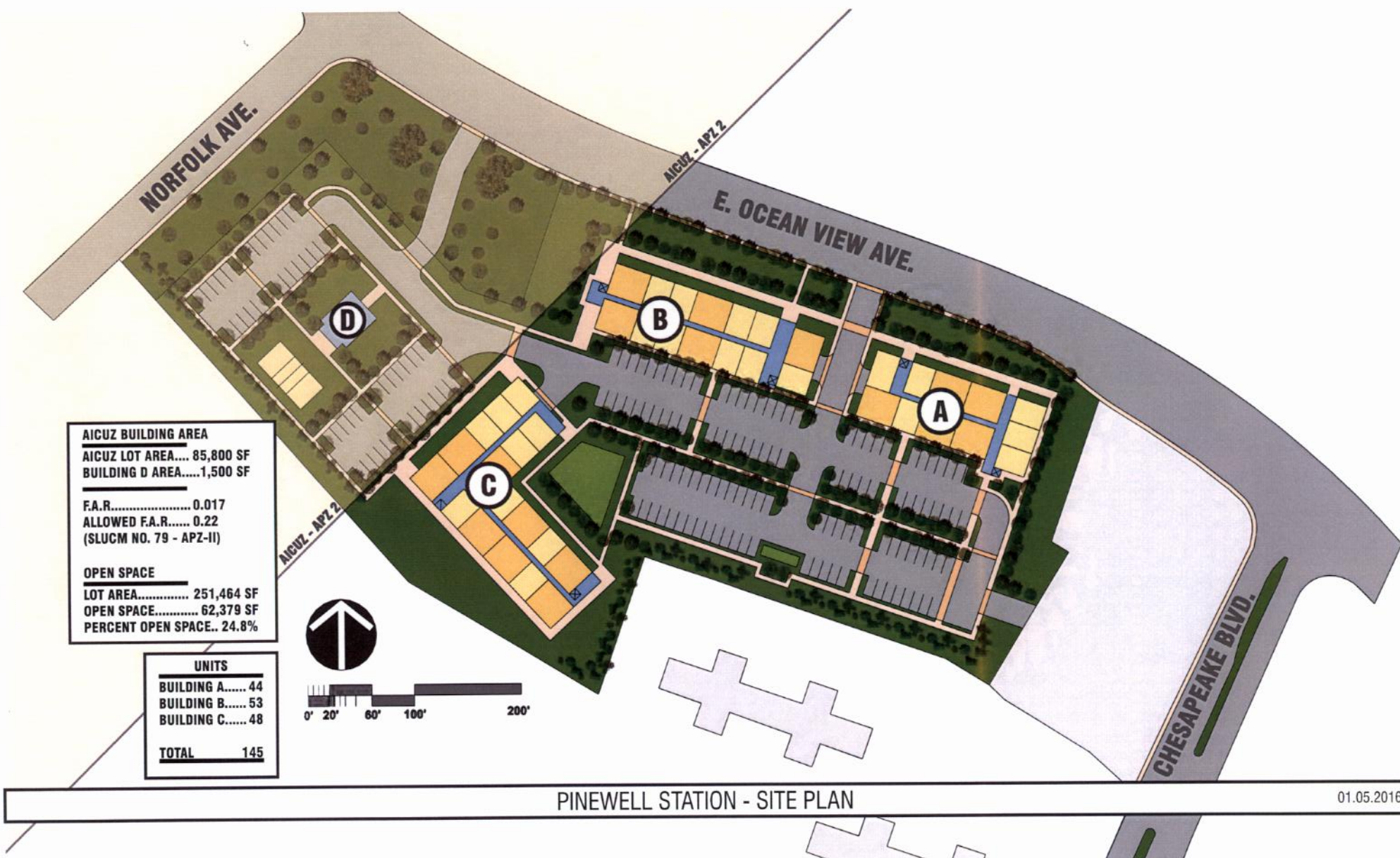
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: RONALD H. WILLIAMS Jr. Sign:  / 1 / 15 / 16  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Authorized Agent Signature) (Date)



**AICUZ BUILDING AREA**  
AICUZ LOT AREA..... 85,800 SF  
BUILDING D AREA.....1,500 SF

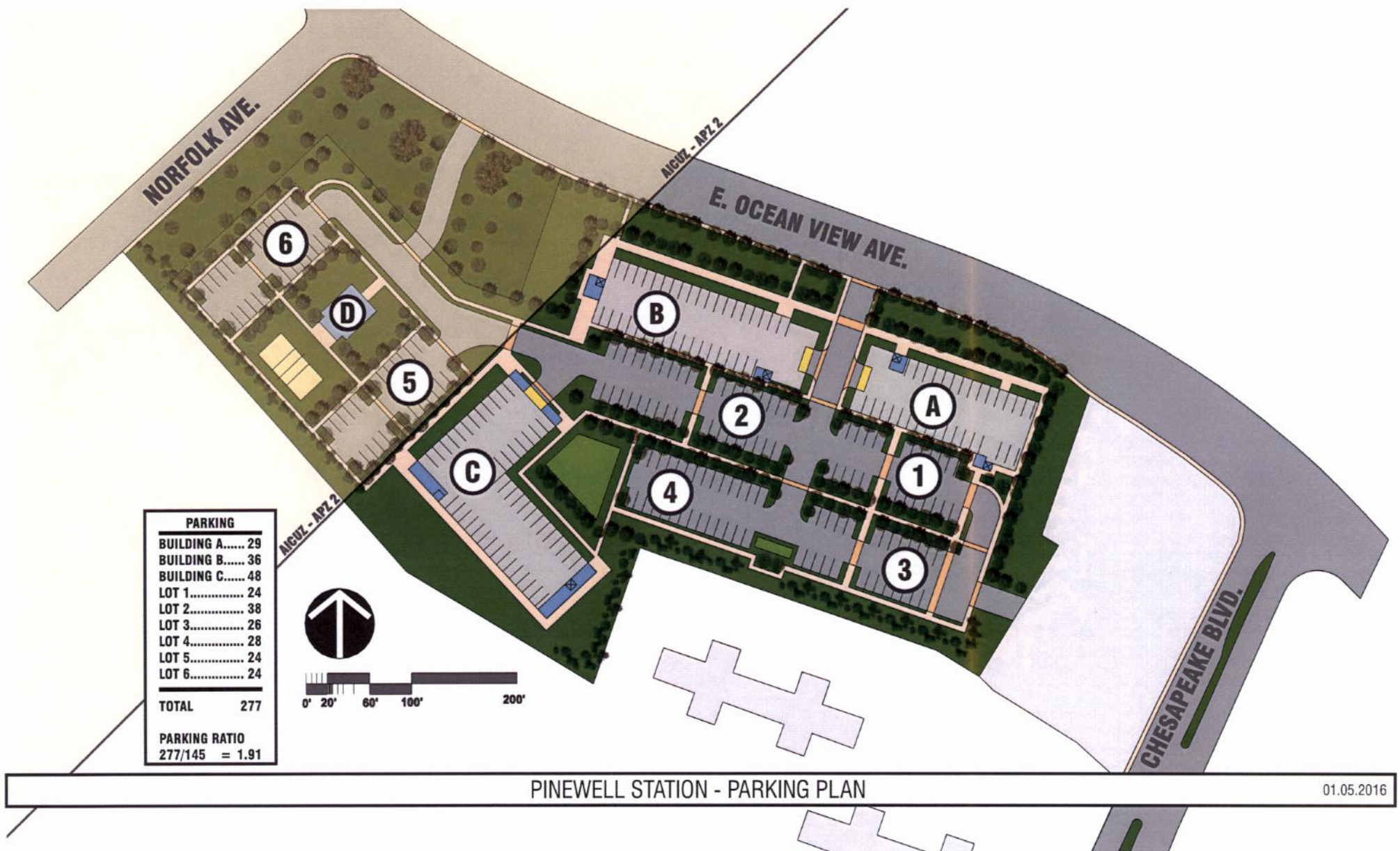
F.A.R..... 0.017  
ALLOWED F.A.R..... 0.22  
(SLUCM NO. 79 - APZ-II)

**OPEN SPACE**  
LOT AREA..... 251,464 SF  
OPEN SPACE..... 62,379 SF  
PERCENT OPEN SPACE.. 24.8%

UNITS	
BUILDING A.....	44
BUILDING B.....	53
BUILDING C.....	48
<b>TOTAL</b>	<b>145</b>

PINEWELL STATION - SITE PLAN







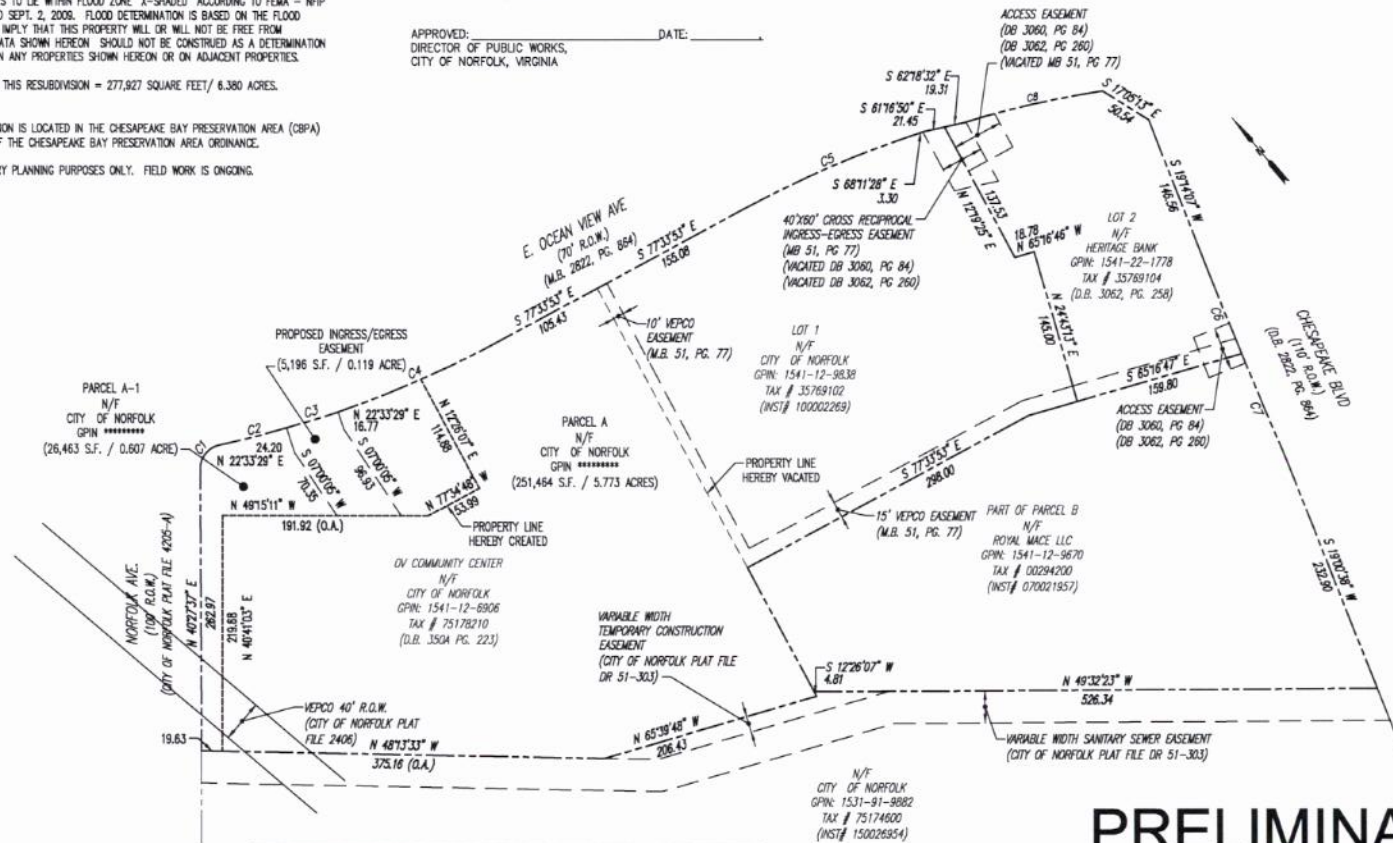
# GENERAL NOTES

1. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY. ALL EASEMENTS MAY NOT BE SHOWN.
2. NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THE FIELD SURVEY.
3. THE REFERENCE MERIDIAN FOR THIS SURVEY IS BASED ON CITY OF NORFOLK CONTROL MONUMENTS GPS042, GPS068, AND GPS155 VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/1993 (HARN). COORDINATES ARE EXPRESSED IN US SURVEY FEET.
4. FURTHER DEVELOPMENT OF THESE LOTS INCLUDING ANY FILLING OR PHYSICAL ALTERATIONS OF THE LOTS MAY REQUIRE ADDITIONAL PERMITS FROM THE CITY OF NORFOLK OR OTHER GOVERNMENTAL AGENCIES.
5. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X-SHADED" ACCORDING TO FEMA - NFP COMMUNITY PANEL 5101040001 DATED SEPT. 2, 2009. FLOOD DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE. FLOOD ZONE DATA SHOWN HEREON SHOULD NOT BE CONSTRUED AS A DETERMINATION OF FLOOD INSURANCE REQUIREMENTS ON ANY PROPERTIES SHOWN HEREON OR ON ADJACENT PROPERTIES.
6. THE TOTAL AREA ENCOMPASSED WITHIN THIS RESUBDIVISION = 277,927 SQUARE FEET/ 6.380 ACRES.
7. ALL OR A PORTION OF THIS RESUBDIVISION IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) AND IS SUBJECT TO THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION AREA ORDINANCE.
8. THIS PLAT IS INTENDED FOR PRELIMINARY PLANNING PURPOSES ONLY. FIELD WORK IS ONGOING.

THE UNDERSIGNED CERTIFY THAT THE RESUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR,  
CITY OF NORFOLK, VIRGINIA

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS,  
CITY OF NORFOLK, VIRGINIA



## SOURCE OF TITLE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS RESUBDIVISION WAS CONVEYED TO THE CITY OF NORFOLK, VA FROM \*\*\*\*\* BY DEED DATED \*\*\*\*\* AND RECORDED BY INSTRUMENT # \*\*\*\*\* IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA AND VIRGINIA BEACH INVESTMENT GROUP, BY DEED DATED \*\*\*\*\* AND RECORDED BY INSTRUMENT # \*\*\*\*\* IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA.

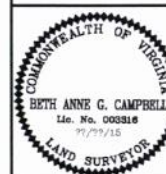
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	22.34	30.40	28.10	S 79°26'18" W	77°57'24"	18.08
C2	994.93	64.97	64.96	S 67°26'24" E	344°29"	32.50
C3	994.93	50.01	50.00	S 66°45'02" E	252°48"	25.01
C4	994.93	162.78	162.60	S 72°52'40" E	92°22'27"	81.57
C5	1037.17	178.39	178.17	N 72°38'15" W	95°11'17"	89.42
C6	4470.09	87.65	87.65	S 18°40'25" W	107°24"	43.82
C7	4470.09	103.45	103.45	S 17°29'56" W	119°34"	51.73
C8	905.66	132.22	132.10	N 61°58'49" W	82°15'3"	66.23

## PRELIMINARY

### RESUBDIVISION OF OCEAN VIEW COMMUNITY CENTER AND LOT 1

(D.B. 350A, PG. 223) (M.B. 51, PG. 77) (INST# 070021957)

NORFOLK



PROJECT #: 15096.0

SCALE: 1" = 80'

DATE: 12-14-2015

DRAWN BY: ANM/BAC

SHEET 1 OF 1

VIRGINIA



**MIDATLANTIC**  
SURVEYING - LAND DESIGN

5305 CLEVELAND STREET SUITE 102  
VIRGINIA BEACH, VA 23462  
www.mad-ld.com  
PHONE: 757-557-0888 / FAX: 757-416-5351



## APPLICATION TEXT AMENDMENT

Date of application: 03/09/15

### Zoning Ordinance Text Amendment

Amend Section(s)

Add New Section(s) 27-40

### APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Ocean View Properties, Inc.

1. Name of applicant: (Last) Zirpoli and PerrinePrice (First) Robert and Harrison (MI) ☐

Mailing address of applicant (Street/P.O. Box):

(City) Norfolk (State) VA (Zip Code)

Daytime telephone number of applicant (757) 286-8377 & 961-633 Fax (☐)

E-mail address of applicant: rzirpoli@erols.com & hp@perrineco.com

### AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Work Program Archtiects

2. Name of applicant: (Last) Price (First) Mel (MI) ☐

Mailing address of applicant (Street/P.O. Box): 208 E. Plume St., Suite 2

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 472-9342 Fax (☐)

E-mail address of applicant: mel@wparch.com

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Text Amendment**  
**Page 2**

**PROPERTY OWNER(S)**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: \_\_\_\_\_

City of Norfolk

Mailing address of property owner (Street/P.O. box): \_\_\_\_\_

(City) Norfolk

(State) VA

(Zip Code) \_\_\_\_\_

Daytime telephone number of owner (757) 664-4765 email: susan.pollock@norfolk.gov

If applicable – list all property owners information with signatures on a separate attachment

**DESCRIPTION OF AMENDMENT**

Purpose of Amendment

To create a Planned Development that permits a mixed-use multifamily residential and commercial (retail) use.

**CIVIC LEAGUE INFORMATION**

Civic League contact: Cottage Line Civic League (also working with Greater Pinewell Civic League)

Date(s) contacted: 03/02/15 and 03/04/15

Ward/Super Ward information: Ward 5 / Super Ward 6

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

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(Revised January, 2015)



**REQUIRED ATTACHMENTS**

- ✓ Language for the text amendment (\*see Example attached).
- ✓ Required application fee, **\$420.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable \$5 technology surcharge.

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: RONALD H. WILLIAMS JR. Sign:  11/15/16  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Authorized Agent Signature) (Date)

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508  
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

## Pollock, Susan

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**From:** Straley, Matthew  
**Sent:** Wednesday, January 13, 2016 12:19 PM  
**To:** 'Gpclpresident@gmail.com'; 'yurkovic3@cox.net'; 'linda.lundquist@ymail.com'  
**Cc:** Smigiel, Thomas; Winn, Barclay; Ransom, Carlton; Pollock, Susan  
**Subject:** revised Planning Commission applications - 600 and 719 E Ocean View Ave  
**Attachments:** Pinewell\_textamendment.pdf; Pinewell\_rezoning.pdf

Mr. Apatov, Mr. Yurkovic, Ms. Lundquist:

Attached please find the following applications at 600 and 719 East Ocean View Avenue:

- a. Amendment to the City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Open Space/Recreation and Commercial to Multifamily.
- b. Text amendment to the City's *Zoning Ordinance* to create PD-MU Pinewell Station (Pinewell Station Planned Development Mixed Use) district.
- c. Change of zoning from C-2 (Corridor Commercial) and OSP (Open Space Preservation) districts to PD-MU Pinewell Station (Pinewell Station Planned Development Mixed Use) district.

The purpose of these requests is to allow for the construction of a multi-family residential and commercial development.

The item is tentatively scheduled for the February 25, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Susan Pollock Hart* at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Thank You.

### Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569



## Pollock, Susan

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**From:** Mel Price <Mel@wparch.com>  
**Sent:** Sunday, January 10, 2016 4:36 PM  
**To:** Pollock, Susan  
**Cc:** Matthew Hales  
**Subject:** FW: Pinewell Station Project

Susan and Matt,

Please see the below email regarding the Pinewell Station presentation last Thursday night. We are now waiting on a letter from the Greater Pinewell Civic League, which will follow their monthly meeting this week.

Best,

Mel Price, AIA, LEED AP  
PRINCIPAL  
[mel@wparch.com](mailto:mel@wparch.com)

### **WORK PROGRAM** ARCHITECTS

208 E. Plume Street  
Monticello Arcade, Suite 2  
Norfolk, VA 23510  
757.472.9342  
[www.wparch.com](http://www.wparch.com)



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**From:** Rigney, Chuck [mailto:[Charles.Rigney@norfolk.gov](mailto:Charles.Rigney@norfolk.gov)]  
**Sent:** Friday, January 08, 2016 6:33 PM  
**To:** Vic Yurkovic  
**Cc:** Homewood, George; Smigiel, Thomas; Newcomb, Leonard; Winn, Barclay; Steve G. Jones; Don Fuss; Protogyrou, Andrew; Jones, Marcus; Chapman, Peter; Benda, Wynter; Mel Price; Harrison J. Perrine  
**Subject:** Re: Pinewell Station Project

Vic -

Many thanks to you and the others present for the time and energy you each devote to making our City the best it can be.

When I tell you your elected representatives remind us (especially me) daily about the need for more (quality) development in Ocean View, please believe me! We are committed to that, and this project is one more piece in making our case for that kind of new investment. Professional partners like WPA, UDA, and, of course, developers like Ocean View Properties makes my job a lot easier, and so many thanks to them. We will certainly convey your endorsement, and look forward to bringing this deal home to Ocean View!

Regards,  
Chuck

Sent from my iPhone

On Jan 8, 2016, at 5:52 PM, Vic Yurkovic <[yurkovic3@cox.net](mailto:yurkovic3@cox.net)> wrote:

Chuck and George,  
Cottage Line Civic League fully supports the “new” Pinewell Station Project as presented to our board and the membership last evening. There was some concern of where the tennis and basketball courts would be relocated to, but that did not prevent the overwhelming majority of our members from supporting this upscale apartment complex.

Chuck, Thank You for bring Harrison & Joy the developers and Mel Price to our board last evening. The presentation was well received and cleared up lots of concerns. We sincerely appreciate your efforts to make this project come to fruition. ☺ Bring us some more!

The City of Norfolk in our opinion needs to come to grips with the AICUZ issues and EVENLY apply the zoning. Projects CLEARLY in the highest crash zone need to be closely reviewed, and those NOT in the immediate HIGH impact areas need to get less scrutiny, for the development of our community.

Please pass our overwhelming support for this project on to the Planning Commission.

All the best,  
Vic Yurkovic  
President, Cottage Line Civic League  
Cell (757) 287-6693



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## GREATER PINEWELL CIVIC LEAGUE

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February 17, 2016  
Susan Pollock Hart  
City Planning  
City Hall Building  
810 Union Street Suite 508  
Norfolk, Va 23510

The Pinewell Station development is on the Planning Commission Agenda on 24 February. As the president of the Greater Pinewell Civic League, I am submitting our resolution of non support for this development.

Sincerely yours,

  
Don Fuss

President, Greater Pinewell Civic League

ENCL: Greater Pinewell Civic League Resolution on Pinewell Station.

**Greater Pinewell Civic League Resolution on Pinewell Station Proposal A February 18,  
2016**

The Greater Pinewell Civic League (GPCL) supports the redevelopment of Ocean View and appreciates all efforts. Many of the problems faced in Ocean View are associated with development during a period of inappropriate zoning regulations 40 to 50 years ago. We have been left with scattered multi family dwellings, motels and commercial buildings as referenced in the Ocean View 2010 Planning Handbook.

We have enthusiastically embraced the goals set in the Norfolk 2030 plan. We also realize that patience is required to achieve these goals. With limited city funds available for significant impact projects guaranteeing improvement, we watch carefully changes being made to the Norfolk 2030 plan so that we can remain on course.

The GPCL does not support the proposed Pinewell Station project as proposed respectfully requests that the Planning Commission and City Council deny the zoning amendments for the following reasons:

- **Lack of Elevations and Materials.** The developer has not proffered the building elevations and materials.
- **Presentation of revised plan to GPCL.** The developer has not presented the revised plan to the GPCL.
- **Inappropriate Land Use & Density.** The use and density of the proposed project conflict with City adopted plans Norfolk 2030 for the site. The project is contrary to the ongoing, successful City and NRHA-led efforts to revitalize Ocean View.
- **Loss of Park & Recreation Facilities.** The Ocean View Senior Center, tennis courts, basketball courts, playground, public parking and related open space that serve the Pinewell neighborhood and the greater community will be lost if this proposed project is built.
- **Traffic Impacts & Pedestrian Safety.** The proposed project adds to an existing, City-documented cut-through traffic problem in the Pinewell neighborhood.
- **Impact to City Schools.** The impact on City schools from the added 145 residential units has not been identified or analyzed by City or school staff.
- **Not in compliance with Ocean View Residential District (OVR) Development Standards.** Planned development districts shall comply with standards according the districts it abuts (paragraph 27-11.2). The following identify deficiencies in the proposed development plan. The yard requirements specified required Fifteen (15) for all portions of a lot abutting Ocean View Avenue. The proposed plan provides ten (10) feet (paragraph 10-11.6 (a) (1). The first floor is not being used for habitable space as specified. (paragraph 10-11.6 (d). Access to the site is from Ocean View Avenue, this is prohibited in paragraph 10-11.7.



The scale of Pinewell Station has changed since the initial proposal. The proposed units have been reduced from 240 to 148. The open space has been increased to meet city standards or greater than 20%. The number of parking spaces has also been increased to meet city standards. The residential structures have now been repositioned to the site of the former Ramada Inn, avoiding the Accidental Potential Zone. The density of the project remains. To place the number of units in perspective, the two existing buildings are the Royal Mace comprising 80 units and Nansemond on the Bay with 100 units. Building an additional large complex will be a negative effect on maintaining a healthy and vibrant neighborhood. We have gone from the Heritage Bank to a Seven Eleven, will this project be next?

The GPCL recommends that a priority be placed on bringing existing multi family dwellings sites to current standards and not introduce additional density and non compliant developments.

## Pollock, Susan

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**From:** Andria McClellan <[andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)>  
**Sent:** Thursday, February 25, 2016 8:28 AM  
**To:** Homewood, George; Earl P Fraley Jr. ([fraleyearl@aol.com](mailto:fraleyearl@aol.com)); Martin Thomas Jr; Dan Neumann MD ([dr.neumann@cox.net](mailto:dr.neumann@cox.net)); Matt Hales ([mhales@gatewayventures.net](mailto:mhales@gatewayventures.net)); Nikita Houchins ([Nikitahouchins@kw.com](mailto:Nikitahouchins@kw.com)); Ramona Austin ([RAustin@odu.edu](mailto:RAustin@odu.edu)); Simons, Matthew  
**Subject:** Fwd: Proposed Pinewell Station

FYI. I didn't see this letter in the Dropbox.  
(Can we refer the sewer issue to Public Works, too?)

Andria McClellan  
[andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)  
C: 757-679-2883

Begin forwarded message:

**From:** Suzanne Wheatley <[suzchuck@aol.com](mailto:suzchuck@aol.com)>  
**Subject:** Proposed Pinewell Station  
**Date:** February 24, 2016 at 9:41:34 PM EST  
**To:** [andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)

Dear Commissioner McClellan,

I am a 17 year resident of Norfolk's Pinewell Neighborhood. My husband & I are raising our children here, we love our neighborhood; it's charm, proximity to the bay, our library, fabulous neighbors, etc.

What we don't love is the idea of our residency being nearly doubled by Pinewell Station being built on the edge of our neighborhood. We'd lose our playground that we worked hard to have installed, moving it to the new Ocean View Elementary is just too far for the many young families in our neighborhood. Also, a couple of times a year the sewer backs up in front of our home and there is raw sewage bubbling up into the street until the city workers can come and get it cleared up. What will happen to that issue if there are more than 300+ more people living within blocks of our home?



I would far prefer that the city put money into helping current apartment buildings in the Ocean View area make improvements, than to help the developers of new buildings.

I know the developers have tried to make changes to the plans based on our feedback, and we appreciate that. However, I still am very much opposed to this project.

Please vote accordingly when this comes before the planning commission.

Thank you for your time and for your service to our fine city.

Suzanne Wheatley, MSW

[suzchuck@aol.com](mailto:suzchuck@aol.com)

757-630-9205

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**Pollock, Susan**

**From:** Andria McClellan <[andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)>  
**Sent:** Thursday, February 25, 2016 8:34 AM  
**To:** Homewood, George; Simons, Matthew; Earl P Fraley Jr. ([fraleyearl@aol.com](mailto:fraleyearl@aol.com)); Martin Thomas Jr; Matt Hales ([mhales@gatewayventures.net](mailto:mhales@gatewayventures.net)); Dan Neumann MD ([dr.neumann@cox.net](mailto:dr.neumann@cox.net)); Ramona Austin ([RAustin@odu.edu](mailto:RAustin@odu.edu)); Nikita Houchins ([Nikitahouchins@kw.com](mailto:Nikitahouchins@kw.com))  
**Subject:** Fwd: Pinewell Concerns

FYI, I didn't recall seeing this in the Dropbox, so I will share with you below.

Andria McClellan  
[andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)  
C: 757-679-2883

Begin forwarded message:

**From:** Kathryn Sutter <[kathryndsutter@gmail.com](mailto:kathryndsutter@gmail.com)>  
**Subject:** Pinewell Concerns  
**Date:** February 24, 2016 at 8:34:26 AM EST  
**To:** [andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)

Ms. McClellan,

I hope this email reaches you well. I am a homeowner in the Pinewell neighborhood and have concerns regarding the development of the Ramada Inn property. My husband and I received orders to Norfolk in December of 2012. We were instantly drawn to Pinewell due to the low traffic flow, instant community and close proximity to schools.

Pinewell is unlike other neighborhoods in this area and I strongly believe it is due to the lack of large apartment complexes. By building apartments, this will increase cut through traffic, density, as well as oversaturate our already full nearby public schools.

Please consider not building these apartments and keep Pinewell the hidden gem that it is.



Best regards,

Kathryn Sutter

Sent from my iPhone

## **Pollock, Susan**

---

**From:** Andria McClellan <[andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)>  
**Sent:** Thursday, February 25, 2016 8:46 AM  
**To:** Homewood, George; Pollock, Susan; Simons, Matthew; Earl P Fraley Jr. ([fraleyearl@aol.com](mailto:fraleyearl@aol.com)); Martin Thomas Jr; Matt Hales ([mhales@gatewayventures.net](mailto:mhales@gatewayventures.net)); Dan Neumann MD ([dr.neumann@cox.net](mailto:dr.neumann@cox.net)); Ramona Austin ([RAustin@odu.edu](mailto:RAustin@odu.edu)); Nikita Houchins ([Nikitahouchins@kw.com](mailto:Nikitahouchins@kw.com))  
**Subject:** Fwd: I support Pinewell Station

FYI, another email that I didn't see in Dropbox.

Andria McClellan  
[andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)  
C: 757-679-2883

Begin forwarded message:

**From:** Richard <[rhahn@seasideblock.com](mailto:rhahn@seasideblock.com)>  
**Subject:** I support Pinewell Station  
**Date:** February 23, 2016 at 7:38:10 PM EST  
**To:** [andria.mcclellan@gmail.com](mailto:andria.mcclellan@gmail.com)

Andria

### **Pinewell Station**

I & my family have been resident of Pinewell since 2003 moved to Ocean View in 1993 my wife I have raise 2 wonderful children here.  
Having seen the vast improvements in all of Ocean View from Willoughby Spit to East Beach to what many consider the beginning of the rebirth of Ocean View..... Pinewell by the Bay.

I am a member of Pinewell Civic League and writing to state our (wife & I) full support for  
PINEWELL STATION.



The Greater Pinewell Civic League meeting was attended by less than 30 people....Pinewell & Pinewell by the Bay 150+/- household, 30 people and just over 1/2 voting against Pinewell Station is not a fair representation of Pinewell.

"loss of recreation facilities" Nobody uses the playground, tennis courts and the Senior Center (outdated) is moving to a much better location. Yes the basketball courts do get used but they could easily be located across the street in City Park.

"traffic impacts & ped safety" the proposed egresses are onto Ocean View Ave not impacting Pinewell at all.

"impact to schools" minimal if any.

I travel a lot (not enough) and enjoy walking the cities and witness the urbanization of America. Norfolk is the Urban CENTER of Coastal Virginia

The positive of 148 apartments Pinewell Station

- 1 Quality housing helping clean-up the housing stock of Ocean View
- 2 Raising the standard of rental property in Ocean View
- 3 Norfolk's other WATERFRONT.
- 4 Benefiting Ocean View restaurants & businesses

Thank You  
Richard Hahn